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DRAFT SOLID WASTE MANAGEMENT PLAN
State and Hitchcock Center Redevelopment Project
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1. INTRODUCTION

This Solid Waste Management Plan is intended to reduce the amount of solid waste generated by the proposed commercial and residential development located on a 3.54 acre site on the corner of State Street and Hitchcock Way in the City of Santa Barbara.

The California Integrated Waste Management Act of 1989 (State Assembly Bill 939) requires all cities and counties to develop a Source Reduction and Recycling Element for diverting 50% of their solid waste from landfills by the year 2000. City and county governments throughout the State of California have responded by adopting waste diversion programs to meet the requirements of AB 939. To comply with the goals set by AB 939, the City of Santa Barbara requires a reduction in solid waste generation for all new development projects in the City. Waste characterization studies estimate that implementation of a source reduction and recycling program could reduce total volume of waste generated by approximately 50 percent or more (County of Santa Barbara Environmental Thresholds and Guidelines Manual, Revised July 2003, pp.161).

In addition to the standard solid waste management plan measures required by the City of Santa Barbara, it is important to note that one of the primary tenants of the proposed development is Whole Foods Market, which has received the Environmental Protection Agency's Green Power Leadership Award, and continued recognition for its extensive and successful facility recycling programs. The City required solid waste management plan measures and additional innovative recycling efforts employed at all Whole Foods Markets, discussed in detail below, will serve to reduce the amount of solid waste generated by the proposed development consistent with all local and State mandates.

2. PROJECTED SOLID WASTE GENERATION

The project site is currently developed with a complex of one- to three-story commercial/ retail buildings totaling approximately 54,505 sq. ft. (net) of commercial square footage, which includes various retail stores, Circuit City, and the Citibank. In addition, a 2,040 sq. ft. (net) Taco Bell structure exists on the property. The State and Hitchcock Center redevelopment project will consist of the private redevelopment of the site including the demolition of all existing structures and construction of 4 (four) new, one- to three-story buildings on the project site with 63,661 (net)of new commercial/retail net floor area (total floor area does not include subterranean garage/truck receiving area). The largest of the new buildings includes 17,615 sq. ft. (net) to be occupied by a relocated Circuit City and 37,407 sq. ft. (net) that would be occupied by a Whole Foods Market. In addition, a 2,936 sq. ft. (net) structure would be constructed at the corner of State Street

and Hitchcock Way and a 1,241 sq. ft. (net) structure would be constructed along the westernmost property boundary, both of which would be occupied by various commercial and retail tenants. A 4,200 sq. ft. (net) building would be constructed in a location on the western portion of the site fronting State Street and would be occupied by the relocated Citibank. In addition, the project would include development of 15 residential condominium units.

Based on estimated annual commercial waste generation rates published in the County of Santa Barbara Environmental Thresholds and Guidelines Manual, Revised July, 2003, the existing development is estimated to generate approximately 334.14 tons of solid waste per year (See TABLE 1 below). The existing development is an older facility and the development as a whole is not likely subject to current solid waste reduction programs (via condition of previous permit approval, etc.). However, for purposes of this analysis and providing a conservative estimate of the potential increase in solid waste generation from the proposed development, it is assumed that the existing facility, with implementation of current source reduction and recycling programs, and therefore the existing waste generation factor is reduced to approximately 167.04 tons per year (334.14 tons x 0.50 = 167.07 tons). The mixed-use project is anticipated to generate approximately 400.63 tons of solid waste per year (see TABLE 2 below). However, implementation of a source reduction and recycling program could further reduce the estimated solid waste generation for the project to 200.32 tons per year (400.63 tons x 0.50 = 200.32 tons). It is therefore anticipated that the proposed development will result in an additional solid waste generation of 33.28 tons per year over existing conditions (200.32 tons [proposed] - 167.04 tons [existing] = 33.28 tons).

TABLE 1: SOLID WASTE CALCULATIONS (EXISTING)

	EXISTING DEVELOPMENT		
Land Use	**# of Units/ Rooms/ Area (SF)**	**Estimated Waste Generation Rate (tons)**	**Annual Waste Generation (tons)**
Eating/Drinking Establishment	2,040 SF	0.0115	23.46
Commercial/ Retail/Misc.	54,505 SF	0.0057	310.68
TOTAL ANNUAL WASTE GENERATION (Pre-Reduction/Recycling): 334.14 tons/year			
TOTAL ANNUAL WASTE GENERATION (Post-Reduction/Recycling): 167.07 tons/year			

TABLE 2: SOLID WASTE CALCULATIONS (PROPOSED)

	PROPOSED DEVELOPMENT		
Land Use	**# of Units/ Rooms/ Area (SF)**	**Estimated Waste Generation Rate (tons)**	**Annual Waste Generation (tons)**
Residential Condominium	2.65 people/unit x 15 units	0.95	37.76
Commercial/ Retail/Misc.	63,661 SF	0.0057	362.87
TOTAL ANNUAL WASTE GENERATION (Pre-Reduction/Recycling): 400.63 tons/year			
TOTAL ANNUAL WASTE GENERATION (Post-Reduction/Recycling): 200.32 tons/year			

3. SCHEDULED WASTE COLLECTION SERVICES

The future scheduled waste collection services for the project area will be handled by a City-designated waste hauler. The hauler will provide trash collection initially once per day during the construction period. Subsequent to occupancy, the hauler will provide trash collection once per week. Trash collection service will be adjusted as-needed on an ongoing basis. The trash collected by the City-designated waste hauler is transported to a local Transfer Station prior to being deposited at the County Tajiguas Landfill. The City-designated waste hauler also provides collection of recyclables. The City-designated waste hauler will provide all necessary recycling.

The following sections present methods to promote solid waste reduction and recycling during both the short-term construction and long-term occupancy of the project.

4. SHORT-TERM CONSTRUCTION WASTE

Recycling and/or re-use of waste materials can reduce the amount of waste generated during construction. Recycling of construction materials is provided locally by a number of waste collection companies, such as MarBorg Industries and BFI. Granite Construction, Lash Construction, and Santa Barbara Sand and Topsoil also offer construction waste recycling. Unscheduled recycling services involve delivery and transportation of roll-off bins for collection of source-separated and commingled construction and demolition debris.

Construction Phase Plan:

During the construction phase of the project, the applicant will implement the following measure to reduce solid waste generation, to the maximum extent feasible:

a. Prior to construction, the contractor will arrange for construction recycling service with a waste collection provider. Roll-off bins for the collection of

recoverable construction materials will be located onsite. Materials earmarked for recycling include: wood, concrete, drywall, metal, cardboard, asphalt, soil, and land clearing debris (greenwaste). Sorting of general construction debris and materials will be done both on- and off-site in coordination with recycling/ waste collection provider.

b. Contractor will designate a person to monitor recycling efforts and collect receipts for roll-off bins and/or construction waste recycling. All subcontractors will be informed of the recycling plan, including which materials are to be source-separated and placed in proper bins (see materials earmarked above).

c. These construction waste-recycling measures will be incorporated into the construction specifications for the contractor.

5. LONG-TERM OCCUPANCY WASTE

Upon completion and occupation of the project, the implementation and success of the source reduction and recycling program for the project's commercial and residential tenants will be based upon the continuing effort of those tenants/owners. The property manager will advise all project tenants/owners of this Solid Waste Management Plan, which will be included in the introductory sales/ lease information packet to be distributed to all tenants/owners. Implementation of this plan, however, will be the responsibility of the individual tenants/owners. Tenants/owners will be responsible for depositing their own wastes and recyclable materials (including corrugated cardboard, office paper, newspaper, glass, plastic, and aluminum) within designated enclosure areas located on-site. Space is available within each residential/ commercial unit for separate trash and recycling areas. Landscaping green waste generated on-site will be collected and deposited by property management staff and removed directly to an off-site location.

Solid Waste Operations & Management:

Based on the calculations identified above of an annual gross solid waste generation of 200.32 tons per year, the proposed project will generate approximately 0.55 tons (1,100 lbs) of combined trash and recyclable materials per day.

There are two (2) trash/ recycling enclosures located on the project site (see EXHIBIT 1). Each enclosure is sized for at least two (2) three-yard dumpsters. The trash/ recycling enclosure areas will be initially configured with one dumpster devoted to trash and one dumpster devoted to recycling; this initial configuration may be adjusted by the property manager in the future to accommodate actual project demands. Each three-yard dumpster has an estimated capacity of 1,650 lbs [1].

To provide for adequate trash/ recycling service, initial pick-up times will likely be

[1] Capacity information was provided through personal communications of Dudek personnel with Marborg's Mario Borgatello (March 23, 2004), the City of Santa Barbara's solid waste specialist Karen Gumtow (March 30, 2004), and Marborg's Brian Borgatello (June 3, 2004). Three-yard capacity was extrapolated from four-yard container capacity (2,400 pounds) obtained from personal communications.

scheduled for weekly service, which would be subject to adjustment based on ultimate demand and peak/ non-peak times. Dumpsters and/or containers would be rolled out of the enclosures to the project driveways for ready access by front-end loading trash/ recycling trucks. Based upon the capacity analysis contained below in TABLE 3, on-site capacity would meet project demands.

TABLE 3: TRASH/ RECYCLING DEBRIS WEEKLY CAPACITY ANALYSIS

LOCATION	TRASH CAPACITY	RECYCLING CAPACITY	TOTAL DEMAND	ADEQUATE
WEEKLY DEMAND	**In analysis below, trash/ recycling pick-up is weekly (subject to constant refinement based upon demand & applicable sanitary regulations).**			
RECYCLING				
Three (3) Three-Yard Dumpsters	N/A	4,950 lbs.		
TRASH				
Three (3) Three-Yard Dumpsters	4,950lbs.	N/A		
TOTAL:	9,900 lbs.		7,700 lbs	**YES**

Occupancy Phase Plan:

In order to achieve the 50% diversion rates identified above, source reduction efforts will be employed to the greatest extent possible. The following measures will be implemented to decrease solid waste generated by this project:

General Solid Waste:

a. Interior space will be allotted in each unit as well as other appropriate project areas for storage of smaller recyclable materials such as office paper, cardboard, newspaper, glass and plastic bottles, aluminum and bimetal cans.
b. The City-designated waste hauler will provide the designated trash/ recycling enclosures with commingled recycling containers for materials such as aluminum, plastic, glass, newspapers, junk mail, metal cans, magazines, cereal boxes, and cardboard. Recyclables will be picked up at appropriate time intervals determined by the City-designated waste hauler.

Gardening Waste:

Implementation of the following solid waste reduction measures will be the responsibility of Property Manager:

a. The overall project landscape design will consider the following yard waste minimization methods:

I. Trees will be selected for the appropriate size and scale to reduce pruning waste over the long-term.
II. Slow growing, drought tolerant plants will be included in the landscape plan. Drought tolerant plants require less pruning and generate less long-term pruning waste, require less water, and require less fertilizer than plants with higher water and fertilizer needs.

b. The initial landscape contractor and the subsequent landscaping maintenance crew hired by the Property Manager will be responsible for all garden waste management duties for the project area. Both contractor and maintenance crew will be informed through written and verbal information sources regarding this waste plan.
c. Woody waste generated on the residential lot areas will be chipped and used as mulch and/ or composted on-site, to the maximum extent feasible.
d. All gardening wastes not composted/ utilized as mulch on-site shall be hauled offsite by the maintenance crew.

Hazardous Waste:

The following guidelines will be implemented to achieve reductions in the amount of hazardous materials produced.

a. The Community Environmental Council (CEC) is a resource for information on non-toxic alternatives. Tenants/owners will be made aware that they may contact the CEC at (805) 963-0583 for additional information on non-toxic or less toxic products.
b. The CEC and the University of California, Santa Barbara (UCSB) maintain a permanent facility for the collection of hazardous waste generated by residents and small businesses in the City. Tenants/owners will be made aware of this service, which includes the recycling/ disposal of solvents, oils, and other chemicals, located at the UCSB Household Hazardous Waste Facility.

Whole Foods Market Recycling Program:

In addition to the solid waste management measures described above, Whole Foods Market implements a recycling program for business equipment including computer equipment, cell phones, light bulbs, and batteries. The reusable equipment is donated to not-for profit organizations. Furthermore, during regular delivery cycles, distribution trucks, once emptied of delivery items, are used to haul recyclable materials back to the distribution center for recycling/composting. This includes bailed paper/boxes, plastic bags and pallet wrap etc., and outdated produce which is distributed offsite for composting. Whole Foods also provides plastic, glass and can recycling facilities for customers as well as team members. The innovative measures implemented by the Whole Foods Market industry to reduce solid waste generation at its facilities will further ensure that the proposed development meets or exceeds all applicable solid waste reduction goals.